

STATE OF TEXAS §  
COUNTIES OF POTTER §  
AND RANDALL §  
CITY OF AMARILLO §

On the 9<sup>th</sup> day of July 2012, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:30 PM to review agenda items, then convened in regular session at 3:00 PM in the Commission Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig	Y	21	13
Dean Bedwell	Y	88	82
Judy Day, Vice-Chairman	Y	91	77
Casey Webb	Y	21	19
Mike Good	N	3	2
Anthony Ledwig	Y	3	2
Howard Smith, Chairman	Y	126	110

PLANNING DEPARTMENT STAFF:                      Cris Valverde, Senior Planner  
Kelley Shaw, Planning Director                      Jan Sanders, Admin Tech

Chairman Smith opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1:                      Approval of the minutes of the June 25, 2012 meeting

A motion to approve the minutes of the June 25, 2012 meeting was made by Commissioner Day, seconded by Commissioner Bedwell, and carried 4:0:2, with Commissioner Craig and Commissioner Ledwig abstaining.

ITEM 2:                      Z-12-16 Rezoning of a 77.99 acre tract of unplatted land in Section 63, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Planned Development District for mixed use development. (Vicinity: Nancy Ellen St. and Hillside Rd.)  
APPLICANT: Perry Williams

Mr. Shaw stated the applicant is requesting planned development zoning for a unique ‘mixed-use’ development. Land use will consist of multi-family, offices, retail, and light commercial uses in the first phase of the Town Square subdivision. Mr. Shaw mentioned a layout illustrating the proposed commercial and residential uses has been provided by the applicant thru an internal ‘transitional land use’ pattern. Mr. Shaw stated staff’s opinion is mixed-use developments encourage a more walkable environment and staff recommends approval of this request as submitted. A motion to approve Z-12-16 was made by Commissioner Craig, seconded by Commissioner Ledwig and carried unanimously.

ITEM 3:                      V-12-05 Vacation of a portion of Willow Creek Dr. in Section 165, Block 2, AB&M Survey, Potter County, Texas Vicinity: Willow Creek Dr. and Broadway Dr.)  
APPLICANT: City of Amarillo

Mr. Shaw mentioned this segment of Willow Creek Dr. was dedicated to the City for public right-of-way, but was never improved and is located outside the City limits. Staff is recommending abandonment of this segment with an understanding between Potter County and the landowner in regards to a formal dedication and/or rededication of 90ft of right-of-way south of the section line. Mr. Shaw stated staff is recommending tabling this item until the approved dedication instruments are received from Potter County. A motion to table V-12-05, until the City of Amarillo receives approved dedication instruments for said right-of-way from Potter County, was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: A-12-02 Annexation of a 5.59 acre tract of unplatted land in Section 153, Block 2, AB&M Survey, Randall County, Texas (Vicinity: SE 40<sup>th</sup> Ave. & Mirror St.)  
APPLICANT: Richard Archer

Mr. Shaw briefed the Commissioners on the history of this tract of land stating the acreage is land-locked and does not have access to public right-of-way. A 1-foot strip of unplatted property, owned by another property owner, lies between SE 40<sup>th</sup> Ave and the proposed site. Mr. Shaw commented the lack of access to existing public rights-of-ways prohibits the City from providing services such as solid waste collection, extension of water and sewer mains, and maintenance of streets and alleys. Private access agreements do exist between the two property owners, but no public access has been granted. Mr. Shaw stated staff, along with the City's Legal Department, recommends denial of the proposed annexation until the two property owners can resolve the issue in regards to public access.

A motion to deny A-12-02 was made by Commissioner Craig, seconded by Commissioner Webb and carried unanimously.

ITEM 5: P-12-38 South Side Acres Unit No. 23, an addition to the City of Amarillo, being a replat of Lots 5 thru 10, Block 3, amended South Side Acres Unit No. 12, in Section 230, Block 2, AB&M Survey, Randall County, Texas. Vicinity: (SE 58<sup>th</sup> Ave. & Georgia St.)  
DEVELOPERS: Katleen Long and Roger Castleberry  
SURVEYOR: HO Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-38 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-12-39 Soncy Park Unit No. 16, an addition and a suburban subdivision to the City of Amarillo, being an unplatted tract in Section 62, Block 9, BS&F Survey, Randall County, Texas. Vicinity: (SW 34<sup>th</sup> Ave. & Soncy Rd.)  
DEVELOPERS: Anton Kuster, Kevin Kuster, and Camilla Day  
SURVEYOR: MK McEntire

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-39 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 7: P-12-40 Hollywood Addition Unit No. 17, an addition to the City of Amarillo, being a replat of Lot 1, Block 12, Hollywood Addition Unit No. 6 and an unplatted tract of land in Section 4, Block 9, BS&F Survey, Randall County, Texas. Vicinity: (Olympia Dr. & Venture Dr.)  
DEVELOPERS: Gary and Sharon Argo  
SURVEYOR: HO Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-40 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 8: P-12-41 Sosa Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 152, Block 2, AB&M Survey, Randall County, Texas. Vicinity: (SE 46<sup>th</sup> Ave. & Tradewind St.)  
DEVELOPERS: Flavio Sosa and Marcia Burciaga  
SURVEYOR: HO Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-41 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 9: Presentation and discussion by Planning Staff on growth and current City annexation policies.

Mr. Shaw continued his series of Amarillo's annexation policy by explaining why this policy can be used as a growth management tool. Three questions should be asked by our City before annexing. 1.) Why does the city want to annex? In the past Amarillo has been more apt to accommodate development, where the pro-active approach to growth management would be to: a) control development in a rational and logical way that makes sense to the City of Amarillo; and b) expand the city's tax base. 2.) Does the city have authority to annex? Yes, Amarillo is a home rule city and as long as Amarillo follows certain guidelines from state and federal law, then a

home rule city, as governed by its charter, may basically set their own annexation policies. 3.) What annexation procedures must a city follow? Amarillo adopted an Annexation Plan by resolution, where: a) property must contain fewer than 100 tracts of residential units; and b) property of proposed annexation must have >50% of property owners; Amarillo must offer a Development Agreement before annexing agricultural appraised property; preparation of the Service Plan, including an inventory of services, (those provided now and in the future); City Commission recommends proceeding with Annexation Schedule which dictates the timeline; an annexation ordinance is passed by City Commission; pre-clearance is submitted to US Attorney General; notifications to TX Secretary of State and other government agencies; filed with the County Clerk; and finally amend City boundary and ETJ maps.

Mr. Shaw stated these procedures are necessary to establish an annexation plan which will aid in the logical, sound growth of Amarillo. Mr. Shaw suggested reviewing the annexation plan on a yearly basis, thus allowing Amarillo to be better equipped in budgeting and planning for future infrastructure expenditures. Mr. Shaw mentioned future Planning and Zoning Commission meetings will entail graphics and discuss growth statistics.

#### **CARRY OVERS:**

ITEM 10: P-12-37 Fox Hollow Unit No. 5.

No action was required on this plat.

#### **PENDING ITEMS:**

ITEMS 11-45: P-08-10 The Woodlands of Amarillo Unit No. 14, P-08-69 Redstone Addition Unit No. 1, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-25 Medical Institute Subdivision Unit No. 9, P-10-27 Amarillo Medical Center Unit No. 18, P-10-47 Grand Avenue Estates Unit No. 5, P-10-48 Famous Heights Addition Unit No. 41, P-10-57 North River Road Gardens Unit No. 3, P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6, P-11-32 Hillside Terrace Estates Unit No. 14, P-11-34 Plemons Addition Unit No. 14, P-11-54 Tradewind Air Park Unit No. 19, P-11-56 Western-Air Addition Unit No. 21, P-11-60 Hillside Terrace Estates Unit No. 17, P-11-61 Hillside Terrace Estates Unit No. 18, P-12-02 Southeast Park Unit No. 10, P-12-03 Quail Creek Addition Unit No. 31, P-12-04 Town Square Unit No. 1, P-12-08 R&B Industrial Park Unit No. 7, P-12-13 Valley View South Unit No. 3, P-12-14 Holland Addition Unit No. 14, P-12-15 The Colonies Unit No. 48, P-12-16 Sunset Acres Unit No. 3, P-12-18 The Greenways at Hillside Unit No. 27, P-12-19 City View Estates Unit No. 11, P-12-20 City View Estates Unit No. 12, P-12-21 Glidden and Sanborn Addition Unit No. 8, P-12-22 Osage Acres Unit No. 6, P-12-23 Soncy Estates Unit No. 3, P-12-26 Bertrand Acres Unit No. 1, P-12-28 Curtis G. Hail's Subdivision, P-12-29 Dremmel Addition Unit No. 1, P-12-30 Claude Highway Unit No. 1.

No action was required on these plats.

ITEM 46: P-12-31 K&S Acres Unit No.1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 33, Block 9, BS&F Survey, Randall County, Texas.(7.57 acres)(Vicinity: Interstate-27 and Coulter St.)  
DEVELOPER: Jacob Rempel  
SURVEYOR: Daryl Furman

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on July 9, 2012.

ITEMS 47-50: P-12-32 La Paloma Estates Unit No. 10, P-12-34 Los Altos Unit No. 9, P-12-35 2219 Ranches Unit No 1, P-12-36 Town Square Unit No. 2.

No action was required on these plats.

ITEM 51: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 52:        Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:55 p.m.

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Kelley Shaw, Secretary  
Planning & Zoning Commission